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Davidson County DEEDWARR
Recvd: 04/09/07 14:54 3 pgs
Fees:18.00 Taxes:456.95
20070409-0041955

Prepared By:	Property Address:	Return To: owner	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	7045 Bonnavent Drive Hermitage, TN 37076	Betty M. Smith 7045 Bonnavent Drive Hermitage, TN 37076	Betty M. Smith 6043 2nd Avenue South Sain Petersburg, FL 33707 Tax Parcel ID #:074-08-0-033.00
Grantor(s): Countrywide Home Loans, Inc. (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.)		Grantee(s): Betty M. Smith, to hold as Fee Simple	

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for a good and valuable consideration to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

"Land in Davidson County, Tennessee, Being Lot No. 782 on the Plan of Hermitage Hills, Section Ten and a Resubdivision of a Portion of Hermitage Hills, Section 7, as of record in Plat Book 3600, Page 50, Register's Office for said County to which plan reference is made for a more complete description."

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. 2007 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds at Book 20070409 0041954, Page ____.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 8 day

Countrywide Home Loans, Inc.

By: Adam Summers, Assistant Secretary

STATE OF TEXAS }
} *ss.*
COUNTY OF Collin }

Before me, the undersigned Notary Public, personally appeared Adam Summers, Assistant Secretary of Countrywide Home Loans, Inc., and being known to me, or made known to me upon satisfactory evidence, and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and seal of office this the 8 day of March, 2007.

Notary-Public

My Commission Expires:_____

MARY K LEPINE
My Commission Expires
May 25, 2010

06-09375

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON } *ss.*

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $123,500.

Margaret Lawick
Affiant

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON } *ss.*

Sworn to and Subscribed before me this 8th day of March, 2007.

Dawn S. Wright
Notary-Public

My Commission Expires: 1/19/2010

Dawn S. Wright NOTARY PUBLIC Caldwell County, NC

06-09375